

Project Narrative
The Showrooms on Hayden
9/26/05

The Showrooms on Hayden is proposed to be a one-story, 103,000 gsf, showroom/warehouse development on the northwest corner of Hayden and Thunderbird Road. The site is 7.65 acres and contains an existing 76,443 gsf one story building.

The existing office/warehouse building was developed 24 years ago and has experienced a vacancy rate of 50% or more during the period between 1988-2003 and has been totally vacant for over two years. The property is badly in need of redevelopment and its proposed new use is consistent with other showroom/warehouse projects currently being developed in the Airpark. The redevelopment of underutilized Airpark properties such as this one contributes to the attractiveness and sustainability of the Airpark and maintains its competitive position in the marketplace.

The site plan maintains the landscape buffering, building setback and height limitations along Thunderbird intended to protect the adjacent single family neighborhood to the south. The landscape buffer along Hayden has also been designed to maintain and enhance the landscaped setback parkway treatment along Hayden Road.

The new building will replace the existing building and the massing will run parallel to Hayden road. The showroom elevations will face Redfield, Hayden and Thunderbird road creating three "fronts" to the project. Main access to the site is via the existing entrance located at the southeast corner of Redfield and 79th street. The warehouse component will be accessed from the intersection of 79th street and Gray road to minimize its visibility and truck traffic from more heavily traveled streets. Parking is located at the perimeter of the site and the parking area landscaping is being updated and enhanced in accordance with the current code's requirements for more landscaped islands within parking fields. Visitor parking is located along Redfield, Hayden and Thunderbird and employee parking located along 79th street.

The exterior building walls are constructed of architectural concrete panels, painted aluminum storefront windows and metal accents. The concrete panels are painted with rich southwest colors to help visually divide the elevation into smaller portions. Metal accents are located at windows and doors to provide solar protection. Additional metal elements are used to add verticality and depth to the elevation.

Desert landscaping will be provided around the perimeter of the site as well as at required parking islands. Additional landscaping will be located at all of the entrances to create a transition area between the drive aisles, parking and the showrooms.

PROJECT DATA

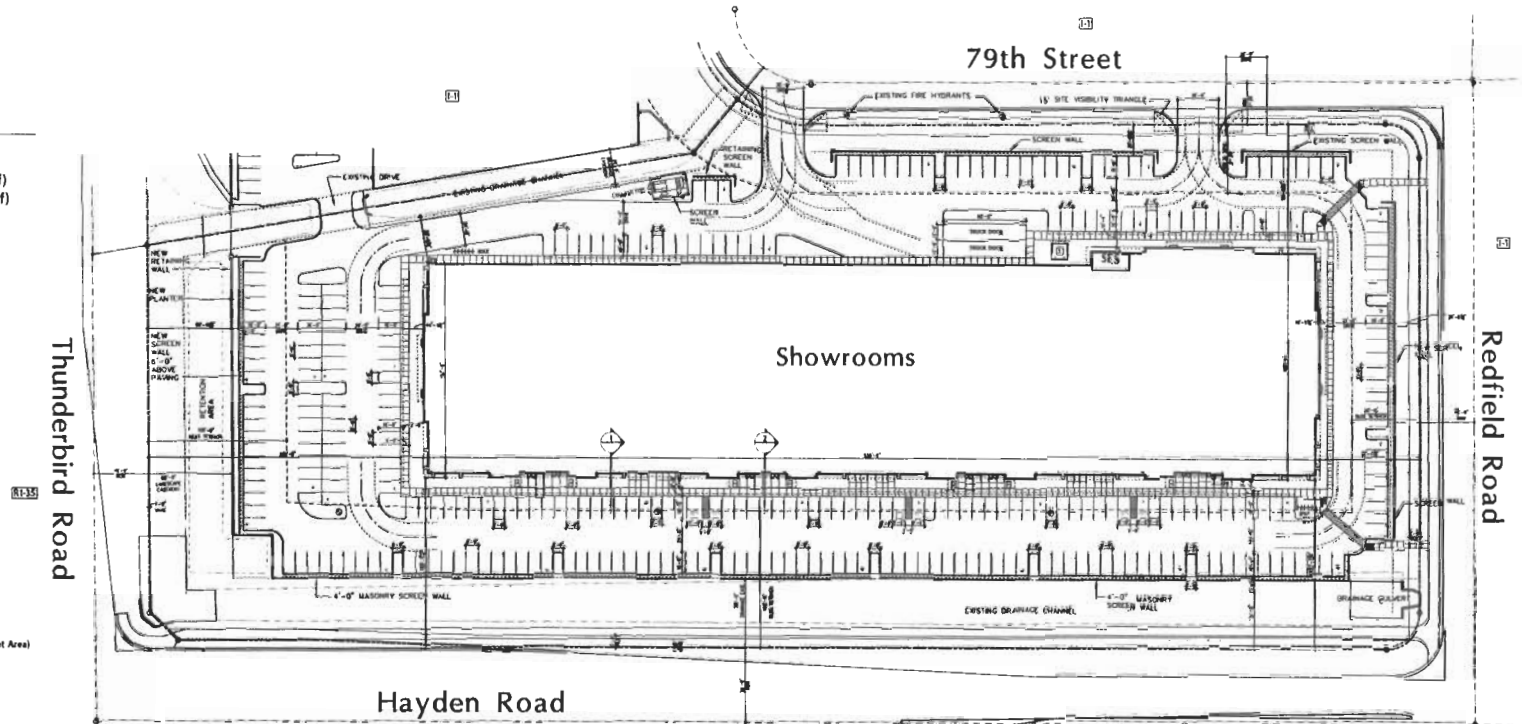
| | |
|---------------------|----------------------------------|
| Zoning | I-1 Existing/Proposed |
| Zoning Case # | 19-Z-75 |
| Net Lot Area | 7.65 Acres (333,222 sf) |
| Gross Lot Area | 9.94 Acres (433,085 sf) |
| Gross Building Area | 103,000 sf |
| Net Building Area | 101,800 sf |
| Building Height | 36' (29' Top of Roof) |
| F.A.R. Allowed | .6 |
| F.A.R. Proposed | .3 |
| Coverage Allowed | 50% (166,611 sf) |
| Coverage Proposed | 31% (103,000 sf) |
| Volume Allowed | 333,222 sf x 9' = 2,998,998 csf |
| Volume Proposed | 103,000 sf x 26' = 2,678,000 csf |

OPEN SPACE DATA

| | |
|--------------------------------|-------------|
| Open Space Required | 62,644 sf |
| (0'-12') 30% x 333,222 sf | > 33,322 sf |
| (12'-34') 22 x 4% x 333,222 sf | > 29,322 sf |
| Open Space Provided | 92,272 sf |

PARKING ANALYSIS

| | |
|---|-------------------------------------|
| Parking Required | 140 Spaces |
| (0 sf - 15,000 sf) 1/500 sf | 30 Spaces |
| (15,000 sf - 103,000 sf) 1/800 sf | 110 Spaces |
| Parking Provided | 313 Spaces |
| Accessible Spaces 4% of Required Spaces | 6 Provided |
| Van Accessible Spaces | 1 Space Required/Provided |
| Parking Lot Area | 84,510 sf |
| Parking Lot Landscaping Required | 12,677 sf (15% of Parking Lot Area) |
| Parking Lot Landscaping Provided | 23,379 sf |
| Bicycle Parking Required | 31 (1/10 of required spaces) |
| Bicycle Parking Provided | 48 |



SITE PLAN

The Showrooms on Hayden
Scottsdale, Arizona

DRB Case #: 89 - DR - 2005
Revised: 12.14.05
Revised: 01.11.05

05331
07.OCT.05

89-DR-2005
REV: 1/11/2006

DFD ConroyMcCluck

ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

1/11/2006



DFD Copyrighted/Redeem

architectural
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

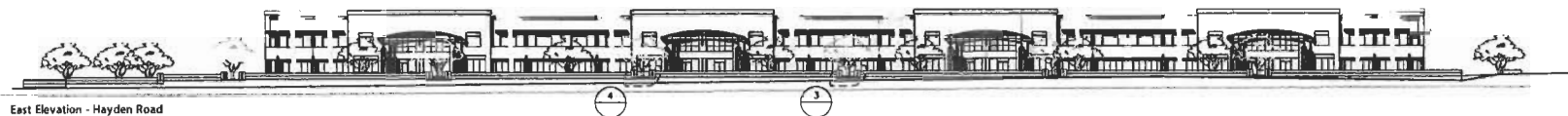
All calculations are approximate and subject to change.



The Showrooms On Hayden
Scottsdale, Arizona

05231
11 January 2005

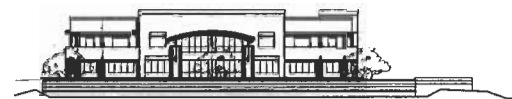
89-DR-2005
REV: 1/11/2006



East Elevation - Hayden Road



North Elevation - Redfield Road



South Elevation - Thunderbird Road



West Elevation - 79th Street

STREETSCAPE ELEVATIONS

0' 30' 60' 90' 120'

The Showrooms on Hayden
Scottsdale, Arizona

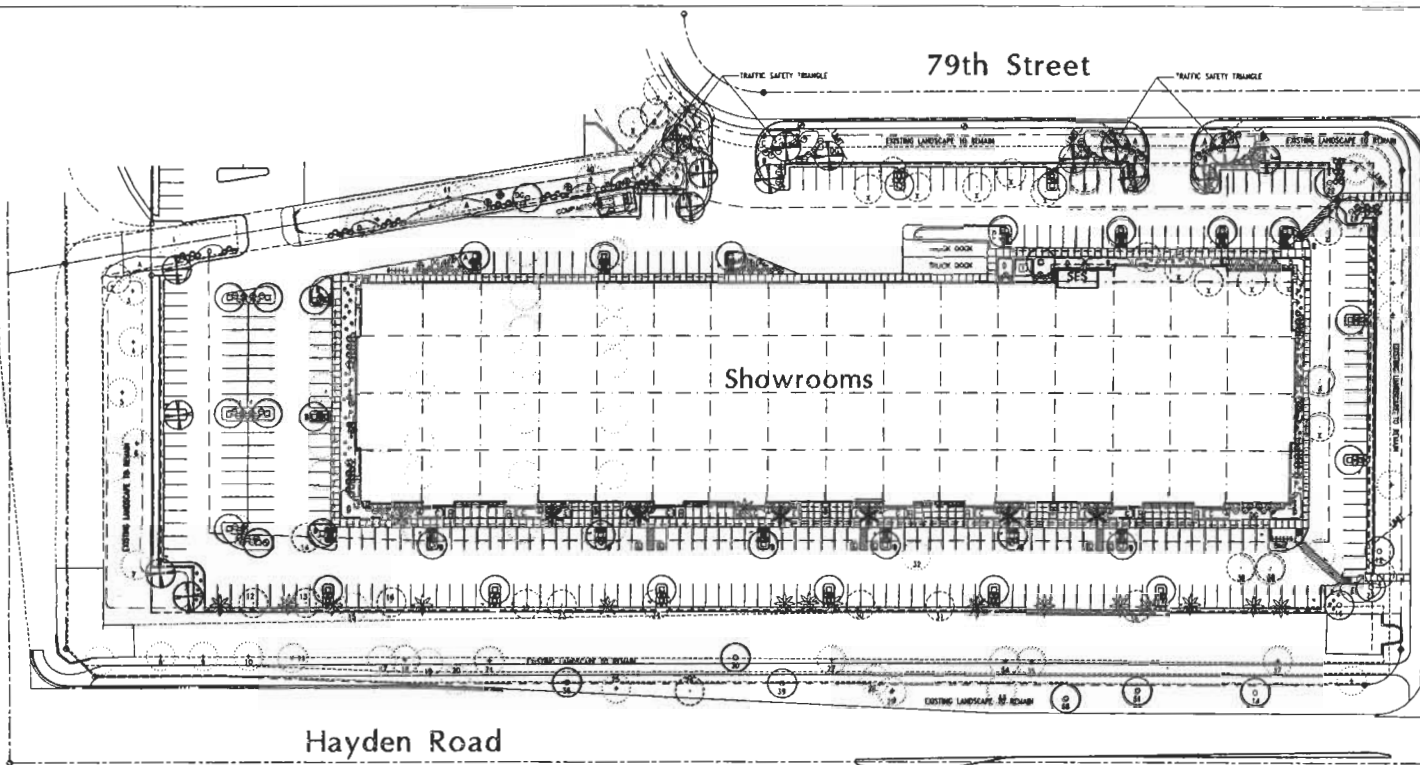
DRB Case #: 89 - DR - 2005
Revised: 12.12.05
Revised: 01.11.06

05231
07.OCT.05

89-DR-2005
REV: 1/11/2006

DFD Conroy+Medrick

architecture
interior architecture
space planning
landscape management
landscape architecture
graphic design



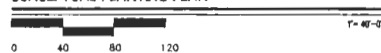
| OUTSIDE WATER USE CALCULATIONS FOR LANDSCAPED AREAS | | |
|--|-------------------|--------|
| | TYPE OF LANDSCAPE | PLANTS |
| ENTER SQUARE FOOTAGE OF LANDSCAPE AREA | 0 | 41854 |
| X GALLONS PER SQ. FT. PER YEAR (ADWR STANDARD)* | 36.65 | 21.80 |
| = GALLONS PER YEAR | 0 | 916603 |
| DIVIDE BY 365 DAYS = AVERAGE GALLONS PER DAY | 0 | 2512 |
| ENTER GALLONS PER DAY FOR TURF AND FOR PLANTS ON FEE CALCULATION TABLE OF WATER AND SEWER FEE REPORT | | |

CITY OF SCOTTSDALE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
- A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
- A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION DEPARTMENT.



CONCEPTUAL PLANTING PLAN



- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR THREE YEARS. AT THE END OF THREE YEARS, THE IRRIGATION SYSTEMS TO BE REVEGETATED NAOS SHALL BE DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM PLAN:
 - NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
 - NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRoACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
 - ALL NAOS AND AREAS OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A REGISTERED LAND SURVEYOR SHALL TAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
 - NO TREES, BUSHES OR WALLS WITHIN A 5'-0" RADIUS OF ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS

PROPOSED PLANT PALETTE

| PLANT | SIZE/COMMENT |
|--|--|
| TREES TO REMOVE | |
| TREES TO REMAIN | (1) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| TREES TO RELOCATE | (2) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| TREES TO REMOVE/RELOCATE - NOT ON NATIVE PLANT INVENTORY | |
| PALM TO REMOVE | |
| PALM TO REMAIN | |
| RELOCATED TREE | (1) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (2) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (3) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (4) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (5) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (6) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (7) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (8) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (9) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (10) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (11) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (12) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (13) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (14) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (15) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (16) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (17) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (18) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (19) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (20) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (21) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (22) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (23) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (24) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (25) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (26) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (27) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (28) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (29) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (30) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (31) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (32) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (33) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (34) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (35) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (36) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (37) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (38) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (39) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (40) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (41) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (42) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (43) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (44) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (45) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (46) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (47) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (48) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (49) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (50) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (51) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (52) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (53) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (54) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (55) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (56) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (57) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (58) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (59) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (60) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (61) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (62) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (63) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (64) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (65) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (66) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (67) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (68) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (69) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (70) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (71) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (72) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (73) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (74) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (75) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (76) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (77) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (78) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (79) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (80) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (81) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (82) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (83) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (84) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (85) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (86) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (87) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (88) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (89) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (90) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (91) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (92) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (93) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (94) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (95) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (96) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (97) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (98) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (99) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |
| RELOCATED TREE | (100) CONSIDER WITH NATIVE PLANT INVENTORY SALVAGEABLE TREE LIST |

89-DR-2005
REV: 1/11/2006

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE TO MATCH EXISTING, SIZE AND COLOR, 2" THICK, STOP, WITH (2) APPLICATIONS OF PRE-EMERGENT PER MANUFACTURER'S SPECS.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION. LANDSCAPE ARCHITECT IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. IF CONFLICT OCCURS CONTACT LANDSCAPE ARCHITECT.
- CONSTRUCTION / EQUIPMENT TO HAVE 24" X 8" X 6" RIVER ROCK.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ALL HEADER TO BE CONCRETE, 'CREATIVE CURB' OR EQUAL.
- ALL ROOF DRAINS IN LANDSCAPE AREAS TO HAVE 3/4" X 1/4" AREA OF RIVER RUN ROCK (OR SHOT ROCK) IN 3'-0" X 3'-0" SET INTO GRADE.

LANDSCAPE AREA: ROW 14,485 SQ. FT.
ON SITE 31,654 SQ. FT.



ORSETT-HAYDEN & REDFIELD OFFICES

7955 E REDFIELD RD
SCOTTSDALE, ARIZONA

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECT
P.L.L.C.

4828 N. 44TH STREET, PHOENIX, AZ 85018
602-912-1111
602-912-1112
602-912-1113



revisions

date: 01/11/06

contains: PLANTING

sheet no.

L-1.1